



The Periwinkle



First Floor

Second Floor



The Sand Dollar



First Floor

Second Floor



The Floor Plan illustrates approximate layout, dimensions, and areas and is subject to change. 6/4/18

The Floor Plan illustrates approximate layout, dimensions, and areas and is subject to change. 8/3/19



The Perriwinkle (Unit #8) Distinctive Design Features

Exterior Features

Exterior is white cedar shingles.
Roof is Charcoal, 3-tab style with a 25-year warranty.
Front door is six-panel, painted in Polo Blue.
Shutters are vinyl raised panel.
Gutters are seamless aluminum.

Poured Concrete Foundation

Frame Construction

Windows and Door

Windows are by Andersen.

Electrical

Home has a 200-amp service.
Laundry hook up for electric dryer.

HVAC

Home is heated by a natural gas-fired system, with single zone.
First floor does not have air conditioning.
Second floor is Heated/Cooled via Fujitsu Heat Pump.
Also includes high efficiency, power vented, and 50-gallon gas fired hot water tank.

Fire Protection

Home is equipped with smoke and carbon monoxide detectors with battery back-up.

Cable & Telephone

4 Cable and 2 telephone outlets.

Interior Walls

All interior walls, ceilings and closets are blueboard with plaster. Walls are a smooth finish; ceilings and closets are textured.

Interior Trim

All doors and windows are trimmed with 2 1/2" Colonial casings. Baseboards are 3 1/2" Colonial style.
Closets have white wire shelving.

Kitchen

Kitchen appliances (gas range and dishwasher) are Whirlpool.
30" recirculating hood vent.
Cabinets are wood stained in cherry.
Countertops are granite with pencil edge.

Bathrooms

All bathrooms feature polished chrome faucets and accessories.
Main Bath 1st floor has a white acrylic tub/shower.
Guest Bath 2nd floor has a fiberglass shower.
Countertops are cultured marble with integrated sinks.

Painting

All interior wood trim is prime-coated followed by two coats of semi-gloss Benjamin Moore paint.
Walls are prime-coated followed by two coats of flat latex Benjamin Moore paint.
Ceilings are painted with flat latex paint.

Flooring

Living room and foyer have oak flooring.
Kitchen, dining area and rear hall have vinyl flooring.
Staircase has oak treads.
Baths and laundry have vinyl floors.
Bedrooms have carpeting.

Fireplace

Fireplace is masonry with clay flue and wood mantel.

Landscaping

Driveway is asphalt. Walkway is pavers.
All disturbed areas are professionally landscaped with ornamental shrubs and mulch.
All plantings are at the sole discretion of the developer.
Front and side yards have irrigation system connected to unit.
Exterior hose bibs (front and side).

Charming renovated Cape style home with:

- Living Room with fireplace
- Country kitchen with island
- Dining area with bay window
- Three bedrooms (including first floor master with walk-in closet)
- Expansive basement with built-in storage



The Sand Dollar (Unit # 3) Distinctive Design Features

Exterior Features

Exterior is white cedar shingles stained in Cape Cod Gray. Roof is 3-tab style with a 25-year warranty. Front porch has natural mahogany decking, composite railing and beadboard ceiling.

Concrete Foundations & Floors

Foundation walls are approximately 10" poured concrete on continuous footings. Basement and garage floors are 4" thick poured concrete. Gutters are seamless Aluminum.

Frame Construction

Structural lumber is kiln-dried. Exterior walls are 2"x 6" on pressure treated sill plates.

Insulation

Insulation will be a combination of Fiberglass BATT and blown-in (ceiling). All insulation will be in conformance with building code requirements.

Windows and Doors

Windows are Kasson & Keller, vinyl, double-hung. Exterior front door is Jeld-won Craftsmen. Garage door is steel overhead with remote opener and keypad featuring smart capabilities. Interior doors are 2-panel. Passage/privacy locksets on doors are knobs in satin nickel.

Electrical

Home has 150-amp service.

HVAC

Home is heated and air conditioned by a single zone, natural gas-fired system, with digital programmable thermostats and is serviced by a 40-gallon, gas fired, power vented, hot water heater.

Fire Protection

Home is equipped with hard-wired smoke and carbon monoxide detectors with battery back-up.

Cable & Telephone

Home is pre-wired for a total of six outlets.

Interior Walls

All interior walls, ceilings and closets are blueboard with plaster. Walls are a smooth finish, ceilings and closets are textured.

Interior Trim

All doors and windows are trimmed with 2 1/4" Colonial casings. Baseboards are 3 1/2". Closet shelving is ventilated white coated wire.

Kitchens

Kitchen appliances (electric range and dishwasher) are by Whirlpool. Cabinets are oak flat panel and will have brushed nickel knobs. Countertops and backsplash are laminate.

Bathrooms

Bathrooms feature polished chrome faucets and accessories. Master bath has a four piece tub/shower combination and double vanity with under-mount sinks and laminate top. Guest bath has a four piece tub/shower combination and single vanity with under-mount sink and laminate countertop. Cabinets are oak flat panel. Powder room features a pedestal sink.

Painting

All interior wood trim is prime-coated followed by two coats of semi-gloss Benjamin Moore paint.

Walls are prime-coated followed by one coat of flat latex Benjamin Moore paint. Ceilings are painted with flat latex paint.

Flooring

Living and dining areas, kitchen, first floor hallway, bathrooms and laundry, have vinyl flooring. Staircase, bedrooms and loft have carpeting.

Landscaping

Driveways are asphalt. Walkways and patios are pavers. All disturbed areas are professionally landscaped with ornamental shrubs, sod/seed mix and mulch. All plantings are at the sole discretion of the developer. Front, side and rear yard areas will have irrigation system. House has two hose bibs (front and rear).

ENERGY STAR FEATURES

- Performance Insulation Package
- EnergyStar appliances
- EnergyStar windows
- Digital Programmable thermostats
- Energy efficient heating and cooling system